



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 x1190 • FAX (508) 839-4602
www.grafton-ma.gov

2020 JUN 23 AM 10:30

RECEIVED TOWN CLERK
GRAFTON, MA

**ZONING DETERMINATION
TO BE COMPLETED BY APPLICANT**

NAME Brian and Christina Zonia
STREET 28 Bernard Road CITY/TOWN North Grafton
STATE MA ZIP 01536 TELEPHONE 774-452-1305
NAME OF PROPERTY OWNER (if different from Applicant) _____

SITE INFORMATION

STREET AND NUMBER 28 Bernard Road
ASSESSOR'S MAP(S) 55 LOT #(S) 52
LOT SIZE 10,605 FRONTAGE 50'
CURRENT USE single family dwelling
PROPOSED USE addition of a 2nd floor

TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER

The project is zoned (check all that apply)

<input type="checkbox"/> A - Agricultural	<input type="checkbox"/> RMF - Residential Multi-Family	<input type="checkbox"/> I - Industrial
<input type="checkbox"/> R40 - Residential 40,000 sf	<input type="checkbox"/> NB - Neighborhood Business	<input type="checkbox"/> OLI - Office / Light Industry
<input checked="" type="checkbox"/> R20 - Residential 20,000 sf	<input type="checkbox"/> CB - Community Business	<input type="checkbox"/> FP - Flood Plain

Overlay Districts

<input checked="" type="checkbox"/> WSPO - Water Supply Protection Overlay District	<input type="checkbox"/> FSGOD - Fisherville Smart Growth Overlay District
<input type="checkbox"/> CDO - Campus Development Overlay District	<input type="checkbox"/> PDSOD - 43D Priority Development Overlay District

The proposed use is:

- ☐ Permitted in the zone(s)
☐ Conditionally permitted in the zone(s)
☐ Not permitted in the zone(s)

The proposal must be heard by the following Board:

- ☐ Planning Board
 ☒ Special Permit
 _____ Site Plan Approval Only
 _____ Other _____
☒ Zoning Board of Appeals

1. dwelling was built in 1930 as per the Board of Assessors residential property record card. (exhibit A)
2. plot plan produced by Continental Land Survey, LLC dated 5-25-2020, existing dwelling does not meet the current setbacks as per ZBL 3.2.3.2. - Intensity of Use Schedule, actual front setback is 8'.33", actual side setback 6'.1" -7'.7" (exhibit B)
3. R-20 zoning district minimum lot area is 20,000 square feet this lot has only 10,705 sq. feet area.
4. my opinion this structure is considered a pre-existing, non-conforming structure
5. my opinion this lot would be a considered a pre-existing non-conforming lot
6. ZBL 3.4.3.5, pre-existing, non-conforming structures or uses may be extended, altered, or changed only by special permit, provided that not such extension, alteration, or change shall be permitted unless the Zoning Board of Appeals finds that such extension, alteration, or change will not be substantially more detrimental than the existing non-conforming structure.

Zoning Enforcement Officer
Form Undated:

Robert J. Bergen

Date: June 22, 2020

Grafton Zoning By-Law Section 1.3.6.2 Any person aggrieved by reason of his inability to obtain a permit or enforcement action from the Inspector of Buildings or other administrative officer under the provisions of this By-Law, or any person including an officer or board of the Town, aggrieved by an order of decision of the Inspector of Buildings, or other administrative officer, in violation of the provisions of Chapter 40A of the General Laws or any provision of this By-Law, may file an appeal in accordance with the provisions of Chapter 40A of the General Laws.

exhibit A

28 BERNARD ROAD

Location 28 BERNARD ROAD

Mblu 055.0/ 0000/ 0052.0/ /

Acct# 110055000000520

Owner ZONIA, BRIAN

PBN

Assessment \$152,500

Appraisal \$152,500

PID 3026

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$64,100	\$88,400	\$152,500

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$64,100	\$88,400	\$152,500

Owner of Record

Owner ZONIA, BRIAN
Co-Owner
Address 28 BERNARD ROAD
N GRAFTON, MA 01536

Sale Price \$128,000
Certificate
Book & Page 59883/312
Sale Date 12/28/2018
Instrument 1H

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
ZONIA, BRIAN	\$128,000		59883/312	1H	12/28/2018	
BARTKUS RICHARD J	\$90,500	SHORT SALE	49213/163	1N	06/29/2012	
WALTER S NORTON & DIANNE M DEUTCH LIFE	\$100		38958/65	1F	05/15/2006	
NORTON WALTER S JR	\$100		37863/342	1F	11/23/2005	

Building Information

Building 1 : Section 1

Year Built: 1930
Living Area: 934
Replacement Cost: \$110,497
Building Percent Good: 57
**Replacement Cost
Less Depreciation:** \$63,000

Building Attributes

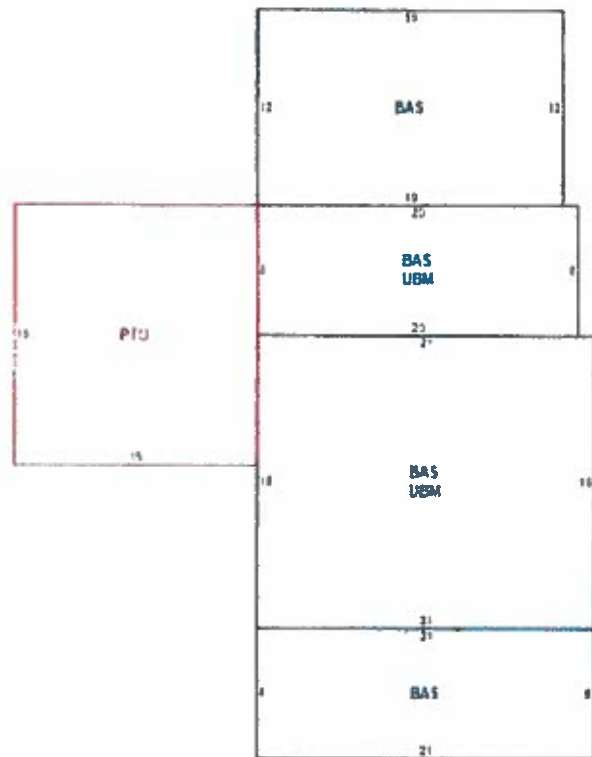
Field	Description
Style	Cottage-Bnglw
Model	Residential
Grade	Minimum
Stories	1.00
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heat Fuel	Gas
Heat Type	Hot Water
AC Type	None
Bedroom(s)	1
Full Bath(s)	1
Half Bath(s)	0
Extra Fixture(s)	0
Total Rooms	4
Bathroom Quality	Typical
Kitchen Quality	Typical
Extra Kitchen(s)	0
Usrflid 104	
Foundation	Concrete Block
Bsmk Garage Cap	0
Gas Fireplaces	0
Stacks	
Fireplaces	
Basement Area	538.00
Fin Bsmt Area	0
Fin Bsmt Grade	
Basement Type	Full
Usrflid 300	

Building Photo



(http://images.vgsi.com/photos/GraftonMAPphotos/A0012\72408151_0_121)

Building Layout



(ParcelSketch.aspx?pid=3026&bld=3026)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	934	934
PTJ	Patio	240	0
UBM	Unfin Bsmt	538	0
		1,712	934

UsrId 301

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Family
Zone R2
Neighborhood 2.2
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.10
Frontage
Depth
Assessed Value \$88,400
Appraised Value \$88,400

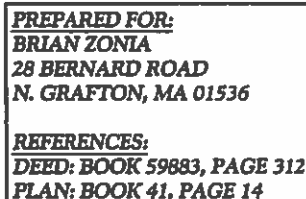
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			80.00 S.F.	\$1,100	1

Valuation History

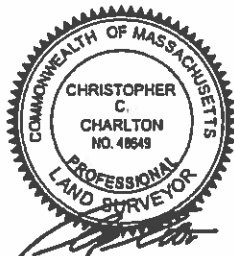
Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$62,900	\$85,800	\$148,700
2018	\$80,900	\$85,500	\$166,400
2017	\$84,900	\$64,900	\$149,800

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$62,900	\$85,800	\$148,700
2018	\$80,900	\$85,500	\$166,400
2017	\$84,900	\$64,900	\$149,800



PRE-EXISTING IMPERVIOUS SURFACE=	26.6%
PRE-EXISTING PERVIOUS SURFACE=	73.4%
<hr/>	
PROPOSED IMPERVIOUS SURFACE=	25.9%
PROPOSED PERVIOUS SURFACE=	74.1%

**I CERTIFY THAT THIS
PLAN WAS CREATED BY
AN INSTRUMENT
SURVEY ON THE
GROUND AND THAT ALL
STRUCTURES ARE
LOCATED AS SHOWN
HEREON.**



CHRISTOPHER C. CHARLTON, PLS

CERTIFIED PLOT PLAN

LOCATED AT
28 BERNARD ROAD
ASSESSORS PARCEL # 055.0 0000 052.0
GRAFTON, MA
WORCESTER COUNTY

CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528-2528
SCALE: 1"=20' MARCH 25, 2020

